

BIG FREIGHT TERMINAL PLANNED FOR QUEENS

City and Property Owners May
Spend \$30,000,000 in Im-
proving Waterfront.

PLAN UNDER DISCUSSION

Borough President Connolly
and Dock Commissioner
Favor Its Execution.

Real estate operators, manufacturers, Borough President Connolly and Dock Commissioner Tomkins have been in consultation this week over the plans prepared by the Dock Commissioner for the development of a big freight terminal in the Dutch Kills Creek section of Long Island City in connection with the proposed wholesale market to be established by the Long Island Railroad. It is conceded by all the big holders of real estate in Queens that the development of this project along lines marked out will be one of the greatest and most giving Queens the commercial standing which her waterfront warrants.

A conservative estimate is that at least \$30,000,000 will be invested in the project, part of which will come from the city of New York for the development of its waterfront, but by far the largest part of which will come from private capitalists. The Degen Terminal and Realty Company, which is a prime mover in the project, has already made application under the private terminal act for the approval of its plans for a terminal. The company proposes the erection of factories and warehouses on the property which it controls adjacent to Newtown and Dutch Kills Creek near Hunter's Point avenue and proposes to extend a system of railroad tracks in such manner that every factory will have a siding at its door. Water transportation will be supplied by the two creeks, and ship and transfer bridges will be built that will accommodate a twenty-four railway car flat and the largest of the ocean-going freighters. A freight station will be provided for the handling of package freight for the convenience of shippers who do not utilize carload lots.

Borough President Connolly has promised to initiate such legislation in the local boards in Queens as will promote this plan, while Dock Commissioner Tomkins has promised to prepare the necessary plans from his department laying out the development for the waterfront property over which he has jurisdiction. During the past week the representatives of a number of the big factories in the Borden avenue section of Long Island City have had conferences with President Connolly to discuss immediate action on the changing of street layouts in this section that will aid their present developments. These plans have been presented by President Connolly to the topographical bureau and the consulting engineer of the borough to prepare a working and feasible plan. These plans will be mapped as soon as possible and it is believed that it will be possible to commence work on the changes early in the spring.

ISLAND CITY FACTORIES.

Two More Concerns Plan Big Improvements to Cost \$225,000.

Present developments indicate the building up in Long Island City of one of the biggest manufacturing centers in the country and two important concerns were added to the group of manufacturers in that locality last week when building permits were issued to the Goodyear company and the Pierce-Arrow Automobile Company.

The new plant of the Goodyear Improvement Company, which is a subsidiary of the Goodyear company, will be located in Jackson avenue and Hunnewell street, Long Island City. It is to be a four story brick building with a frontage of fifty-six feet on Jackson avenue and 268 feet on Hunnewell street and is to cost \$225,000.

The Pierce-Arrow Motor Company is to erect its four story service building in Freeman avenue between Fifth and Sixth avenues at a cost of \$200,000.

FLUSHING'S BIG HIGH SCHOOL.

Will Accommodate 5,000 Pupils and
Will Cost \$400,000.

Flushing, in the third ward of Queens, is to have the finest high school in the city of New York, according to plans which were filed with the Bureau of Buildings in Queens this week. It is to be located on a plot at the corner of Broadway, Whitestone avenue and State street, Flushing. It will cost when completed over \$400,000.

The building will be in the form of an E, with the administration department in the center, the assembly room and auditorium at the eastern wing and the western wing occupied by classrooms. The auditorium, which will have an entrance from the ground level, embodies the new idea of making the public schools places of amusement for the people. This auditorium will seat over 1,000 people.

In the new building, which is to be completed within two years, there will be conveniences for the teaching of every branch of advanced work and technical training now included in the curriculum of the city high schools. Accommodations will be afforded for about 5,000 pupils.

BROOKLYN'S ACTIVE MARKET.

Brokers to Study Manhattan Methods
—Many Big Sales.

The Brooklyn Board of Real Estate Brokers is to study the ways of the Manhattan board, according to a plan broached and accepted at meeting held last week in the Clarendon Hotel. Although the Brooklyn board has done well and expects to do infinitely better he is still willing to admit that his brother across the river has it on him in one or two particulars. Both might profit by a closer relationship, the Brooklynites believe.

With this end in view a committee will confer with the New York board and, after carefully studying its methods, will report back to the local body. William G. Morrissey, for three years president of the board, will act as chairman. He is succeeded as president by Dr. Hart Bergen. The latter believes that Brooklyn will establish a record for herself this year and that her activities will be felt in every section of the city.

Mr. Bergen's optimism seems fully warranted by present operations. Sales are fair and new buildings are going up continually. Two four story apartment houses are to be erected by the Kraslow Construction Company, on a plot 131x130 feet, on the north side of Ocean avenue, near Beverley road. On the plot adjoining the same company has a six story elevator apartment almost completed. On the waterfront, just north of Hamilton ferry, a large concrete building for use by the William H. Jackson Company is to be erected in three sections by the New York Dock Company. It will be 400x80 feet and from three to six stories high.

In the Park Slope section the most notable event is the remodeling of the old Hollingsworth stables, which lie ninety feet on Fifth street. The Desmond Dunne Real Estate Company has purchased the property and will put bowling alleys in the basement, stores on the ground floor and lofts for light manufacturing on the floors above.

One of the biggest leases reported was made to the United Cigar Stores Company by Ezra B. Tuttle, president of the Williamsburgh Savings Bank. For \$25,000 the lessees get the triangular block bounded by Broadway, Lorimer and Monticelli streets for fifteen years. The small shops on the plot will be remodelled.

A deal involving about \$100,000 is reported by S. S. Newman and F. C. Van Pelt, the brokers receiving 120 acres of farm land in New Brunswick, N. J., in exchange for the six story apartment at 120 Prospect Park West. L. Jagers gets the apartment. The sale of the premises at 328 Henry street to C. Zarife Kalaf is reported by the Howard C. Pyle Company of Monticelli street. The property was sold for Charles S. Hoffman and Walter T. Marvin. Another sale involving about \$50,000 is reported from the Newton block section by Alfred E. McCorry, a Manhattan broker.

BUILDING BOOM AT ARVERNE.

Many Rows of Dwellings Going Up
at Seaside Settlement.

Housebuilding at Somerville Park, Arverne, in the Fifth ward of the Borough of Queens, has shown great activity during the last few months. It is estimated that nearly 150 cottages will be built there before the beginning of the next summer season. All of the dwellings that are now being constructed are provided with steam or furnace heat, so as to be available for winter occupancy. Arverne can no longer be considered as a summer resort only.

Among the building operations now going forward in the section are the following: Waverest Construction Company, five houses on the east side of Waverest avenue, between Alameda and Barnhart avenues; D. Goldberger, ten houses on the east side of Vernam avenue, Mollé and Main; twenty-five cottages on Summerfield avenue, between the Long Island Railroad and Amstel Boulevard; N. J. Hawkins four and V. Calderone, six dwellings on Amstel Boulevard, between Waverest and Remington avenues; J. H. Spingel and A. Gutman are building three houses, two on Amstel Boulevard and one on Remington avenue; I. Zaret has built two cottages on Elizabeth street, and will shortly begin the erection of ten houses in the immediate neighborhood.

On Vernam avenue, north of Morris avenue, the Alameda Realty Company will build five frame dwellings and on Gaston avenue, north of Morris, the Shore Building Company will erect ten houses. On Gaston avenue, between Amstel Boulevard and the Long Island Railroad, the Norden Construction Company is erecting five cottages and the Meredith Building Company is erecting ten houses on Meredith avenue, between Morris avenue and Amstel Boulevard. On Clarence avenue, north of Morris avenue, the Arverne Construction Company has started the construction of five dwellings.

Many other dwellings for which plans have been filed will be started before winter.

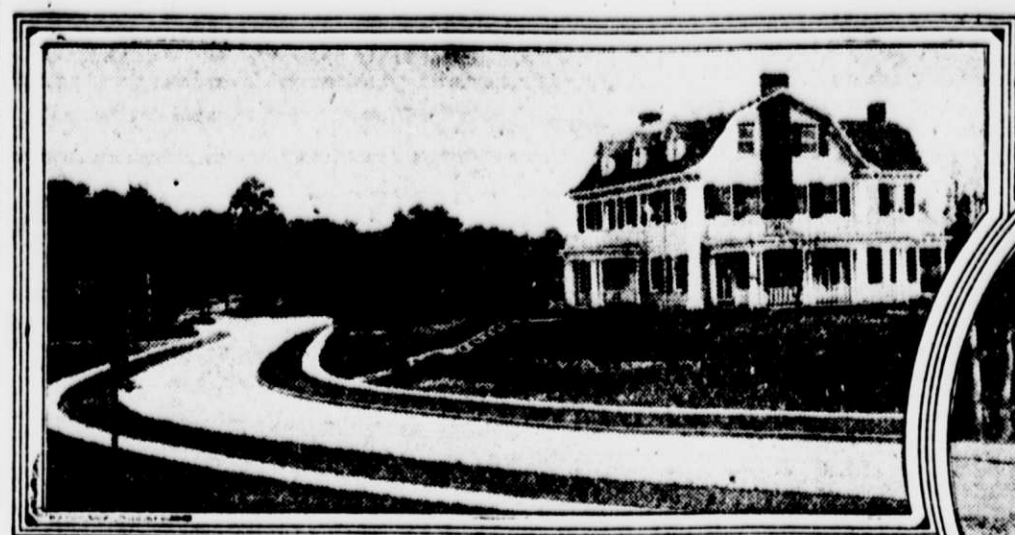
WELFARE WORK ON SHOW.

Metropolitan Life Shows Samples of
Model Houses.

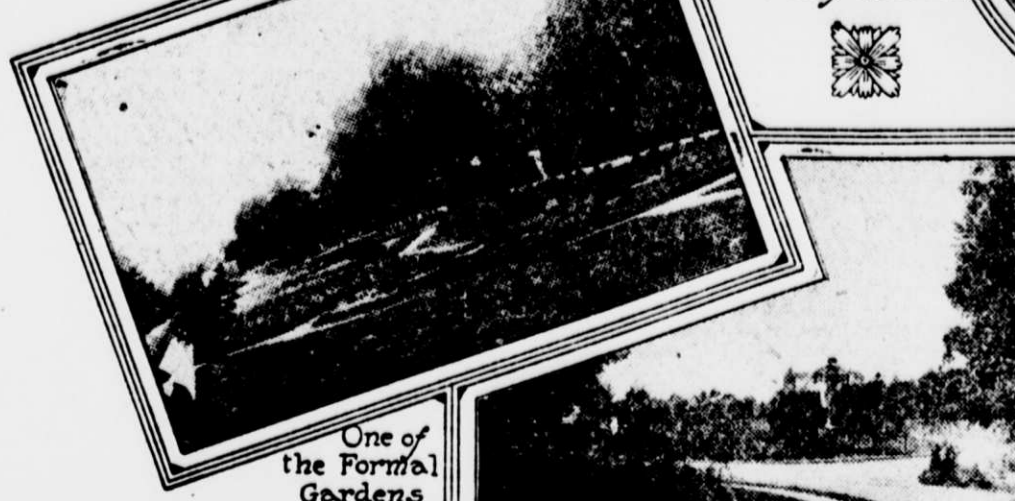
The welfare exhibit of the Metropolitan Life Insurance Company at the Land Show in the Seventy-first Regiment Armory is attracting considerable notice. That the institution considers its welfare work to house families in comfortable, healthy homes is indicated by the fact that a display of the Alcoa homes is shown at their booth in the armory.

Alcoa homes are the ones which were planned and built under the supervision of the Metropolitan Life Insurance Company. Fifty houses were built this summer at Sixty-seventh street, Brooklyn, and the Metropolitan has appropriated an additional \$450,000 as a building loan for more to be built next spring.

Attractive Spots in the Estates of Great Neck



Roads made to
Follow the Natural
Contours of the Land



One of
the Formal
Gardens

DEVELOPMENT IN MINIATURE.

Bay-side Flushing Owners Have
Novel Exhibit at the Land Show.

One of the most interesting exhibits at the Land and Irrigation Show, now taking place at the Seventy-first Regiment Armory, is the display of the McKnight Realty Company. Their booth is the first one seen on entering the armory and attracts considerable attention from all who are interested in a convenient and beautiful home.

The exhibit displays Great Neck land by means of pictures, literature and a large topographical map of the locality, showing the scenic advantages, the nearness to the water and the convenience of transportation. A panoramic view of the territory and a score of pictures of Long Island homes furnish the background for the exhibit and show the main streets, ready paved and planted, of New York's newest suburb, Bay-side-Flushing.

The novel and distinctive part of the McKnight Realty Company's exhibit is the reference library for prospective buyers and home builders. Here may be found books of value and interest to prospective suburbanites, books of architecture, of house planning and building, furnishing, designing, gardening and all the other phases of the home. The books are all recent works of well known architects and designers and are planned to be of service to all who are interested in obtaining a home of their own or making their present home more attractive and livable. This reference library is a new departure in the real estate business and is being extensively advertised by the McKnight Realty Company as a means of advice and help to prospective real estate buyers.

Another unique booth is that of the William H. Moffitt Realty Company, showing models of medium priced houses on their developments at Bay Shore and Islip, and a complete ideal chicken farm. This company has operated on Long Island during the last twenty-two years and has proved conclusively that the soil of Long Island is well adapted to vegetable and chicken raising.

The contention of the management that the Land Show is one of constructive purposes is being demonstrated at the booth of the Howard Estates Development Company. This company has an attractive exhibit, beautifully decorated, with a miniature lake and sailboats run by electricity. The property of this company is located directly on Jamaica Bay, beginning at Aqueduct.

TO SELL BAUMANN ESTATE.

The estate of the late Ludwig Baumann, who was a pioneer in the furniture business in New York City, is to be sold in partition by Joseph P. Day on Tuesday, December 12. The properties include a frontage on West 129th street known as 54 to 62, also a ten story fireproof loft building at 20 West Thirty-sixth street, 247 West Thirty-ninth street, a four story tenement with store, 249 and 251 West Thirty-fifth street, two four story brick buildings with stores, 258 West Thirty-fifth street, a three story frame house with store, 261 and 263 West Thirty-fifth street, two four story tenements with stores, and 17 East Twelfth street, a three story brick stable.

RECORD QUEENS BUILDING.

A new high record for new buildings was established in Queens during the last week when the total building operations, for which plans were filed aggregated \$258,950. This total was made up of 100 applications for new buildings at an estimated value of \$240,250; thirty-four applications for alterations at a value of \$25,445 and eighty-five applications for plumbing permits at a value of \$3,255.

PRUDENTIAL MAY ERECT THIRTY STORY BUILDING

Intimation Given in Newark
That Company Plans Such
a Structure.

AT MARKET AND BROAD STS

Valuable Property Found Near
Business Center Having
No Owner.

An intimation that the Prudential Insurance Company intends to build a twenty-five or thirty story structure on the northwest corner of Broad and Market streets in Newark came out in that city last week at the hearing of the appeal of the Prudential before the Essex County Board of Taxation on assessments made by the City Tax Board. It was Edward D. Duffield, solicitor-general of the insurance company, who gave the hint.

Mr. Duffield was cross-examining James A. Berry, a local real estate dealer, on the land values and asked if the latter believed a purchaser of the site in question could derive an income from a building that might be erected on it. After answering in the affirmative, the witness was asked what kind of a building and Mr. Berry said an office building and referred to the new Kinney Building being erected on the opposite corner. Further on in the questioning Mr. Berry admitted that the demand for office buildings in Newark was pretty well supplied at the present time, whereupon Mr. Duffield replied:

"Then you don't think there is a demand for a twenty-five or thirty story building at the four corners right now?"

Mr. Berry replied in the negative. The intimation of Mr. Duffield was the first time that an inkling has come out of what the Prudential intends to do with its property at Market and Broad streets. The company owns pretty nearly all the land on that block, which has a higher realty value than any other block in the city.

It developed also at the hearing that two pieces of property on Liberty court, of immense value on account of the surrounding property, were ownerless. The property at Market and Broad streets, which was assessed at \$17 and 18 Liberty court and have a combined frontage of 32 feet 6 inches and a depth of 36.3 feet.

It was while the lawyers were questioning Wilbur Johnson, third vice-president and controller of the Prudential, that it was discovered they were ownerless parcels of land. City Attorney Herbert Boegs asked about the book values on the land and Mr. Johnson replied that the company did not own the property. It then came out that the city tax board had been assessing the Prudential, for years under the belief that the company was the owner. Mr. Johnson consulted with A. M. Woodruff, head of the real estate department of the Prudential, and he said the company did not own the two small lots.

The tax commissioners decided to look back over the assessor's books for years back and find out who the owner is.

Knowledge of the Soil.

From the Chicago Journal.

There are places in Europe, the Schloß Johannishaus vineyards, for example, where the soil is platted and analyzed to the last square meter. This meter is worth so much that, meter is worth so much more, the grapes from that little patch reserved for "cabinet" wines, the grapes from this other patch are less valuable.

There are places in China where the same exact knowledge of every foot of soil is found. In China the knowledge came by tradition rather than by laboratory analysis, but it works. In this country soil platting has just begun and the main reason for this is more likely to be an acre of a ten acre field than a square yard. This is one main reason why the crops of Europe are so much better than the crops of the United States. Their land is no better than ours, but they know it better.

Bridge on Lake

ment of this tract was begun. It has been laid out along artistic lines and many fine houses have been erected in the few years the property has been on the market. All city improvements such as surface and sub-surface improvements have already been installed.

\$10,000 FRONT FOOT IN NEWARK.

Gain of \$6,000 in Seven Years—
Motordrome to Be Sold.

Property was said to be sold in Newark last week at the rate of \$10,000 a front foot, a gain of \$6,000 a foot in seven years. The owner of the land is Frank X. Kelling, and it is located at 115 Market street. The purchaser was Emanuel Heyman and the consideration was said to be \$135,000. Mr. Heyman owns about twenty-four feet of property adjoining the Kelling plot. He bought it seven years ago for \$100,000.

Sheriff Monahan of Essex county, New Jersey, will sell at public auction in Newark to-morrow the Stadium Motordrome, where eight persons were killed in an accident on September 8 last, to satisfy a judgment of \$10,635.20 secured by Zucker & Kurrie, contractors, who built the structure. The contractors got the judgment in a suit brought in the Supreme Court against the Eastern Motor Racing Association, the promoters of the motordrome, for non-performance of contract on October 28.

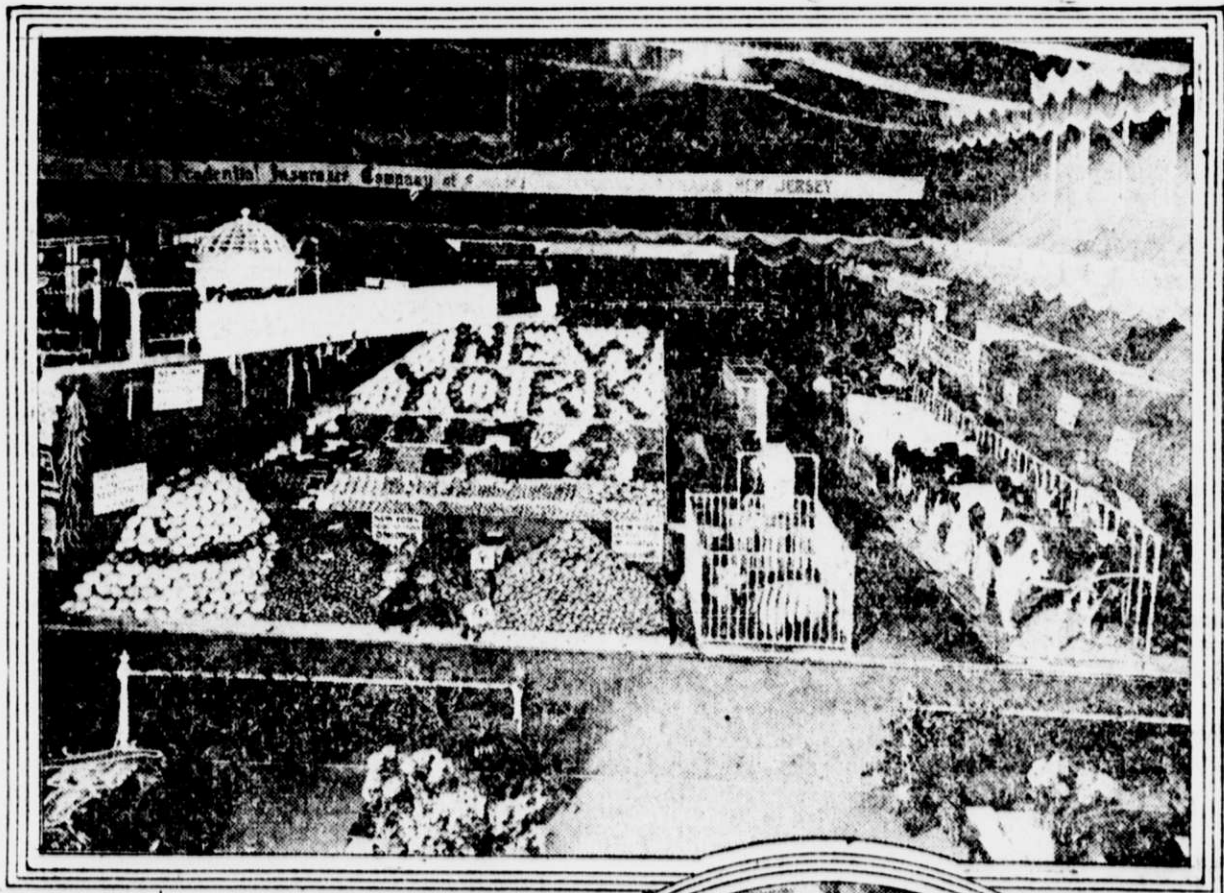
PARK & TILFORD STABLE SALE.

Bryan L. Kennedy will offer at public auction on Wednesday, December 4, the four story stable at 106 to 112 West Fifty-first street, running through to 109 West Forty-ninth street, which is leased to January 1, 1914, at an annual net rental of \$12,000 to Park & Tilford.

REMOVAL NOTICE.

Charles J. McKenna, formerly at 147 Fourth avenue, has removed his office to the American Building at 253 West Fifty-ninth street, facing Columbus Circle.

New York Exhibit and Land Show Prizes



New York State Exhibit

TROLLEY HELPS BUSINESS.

Revival Noted Along Route of
Queens Road to Jamaica.

Active work is in progress on the building of the trolley line of the Manhattan and Queens Company from the Queensboro Bridge along the new Queens Boulevard to Jamaica. As a result of the starting of this line real estate men with holdings along the route reported increased activity, and it is expected that within the coming week announcement will be made of one large transfer of property ready for development. In one section work has been resumed on a development that was started a year ago, when it seemed likely that the old South Shore Company would complete the line, but which was stopped when this company failed to go ahead.

BRADLEY ESTATE TO LIQUIDATE

Rockland Park Farm, located in the township of Cranford, Rockland county, N. Y., comprising over 200 acres, together with two other tracts of land, with outbuildings, will be offered at absolute public auction sale by Joseph P. Day on Tuesday next in the Vesey street building to liquidate the estate of S. Rowe Bradley, deceased.

ONE WAY TO CUT EXPENSES.

The House and Real Estate Owners Association in its bulletin says: "The following the kind of an efficient and economical, hundreds of thousands of dollars have been saved each year in the hiring of hundreds of laborers, who have been used for the purpose of the owner of the store in turning the wares of his customers a few feet from the man who is exercising the sacred prerogative of casting his ballot. And all of this while palatial public school buildings, magnificent libraries, police stations, fire houses and public offices and buildings are in every section of the city. Instead of everlasting devoting schemes for the expenditure of money, why not let us try to save some, just for a change?"

LAKEWOOD HOTEL TO BE SOLD.

The well known Lakewood Hotel, long known one of the most complete and best equipped winter resort hotels in the North, will be sold at absolute public auction without reservation by Joseph P. Day on the premises on Saturday, December 7. The hotel is a five story brick structure equipped with every modern convenience and contains 350 rooms and 100 bathrooms.

Built Under Metropolitan Life Supervision

